

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

ANDHRA PRADESH Revision of Market Value Guidelines Rules, 1998 –  
Amendments - Notification – Issued.

---

Revenue (Registration. I) Department

G.O.Ms.No: 720

Dated :: 30-07-2010

Read the following:-

- 1) G.O.Ms.No.301, Revenue (Registration-I) Department,  
dated 04.05.1998.
- 2) G.O.Ms.No.643, Revenue (Registration-I) Department,  
dated 01.07.2009.
- 3) Letter from the Commissioner and Inspector General of Registration  
and Stamps, A.P., Hyderabad No.MV5/13496/2005, dated  
19.06.2010.

-0o0-

**ORDER:**

The following notification will be published in an extraordinary issue  
of the Andhra Pradesh Gazette **dated 31-07.2010.**

**NOTIFICATION**

In exercise of the powers conferred by sections 47-A and 75 of the  
Indian Stamp Act, 1899 (Act II of 1899) the Governor of Andhra Pradesh  
here by makes the following amendments to the Andhra Pradesh Revision  
of Market Value Guidelines Rules, 1998 issued in G.O.Ms.No.301, Revenue  
(Regn.I) Department 4<sup>th</sup> May 1998 and published in the extraordinary issue  
of the Andhra Pradesh Gazette (Rules Supplement to part I) dated 4<sup>th</sup>  
May 1998 as subsequently amended.

These amendments will come into the force with effect from  
**01.08.2010.**

**AMENDMENTS**

**In the said rules,**

- (1) In rule 4 in sub rule (2) to clause (b) after the entry Convenor  
the following shall be added, namely:

The above committees shall also fix composite values/ covering  
land and structure on square feet basis for Apartments/  
Flats/Portion of a multi-stored building or part of such structure to  
which the provisions of the Andhra Pradesh Apartments  
(promotion of construction and ownership) Act, 1987 applies. The  
committee shall take into consideration the structure rates fixed by  
the committee appointed under Rule 4 (2) (d)".

- (2) For rule 7, the following shall be substituted, namely:-  
7. Formats for the Registers:- The formats for the registers of  
Market value Guide lines pertaining to Urban Properties shall be  
in Form-I and Form -II and registers pertaining to Rural Properties  
shall be in From-III and Form-IV.

(3) For the existing form, the following shall be substituted namely,

**MARKET VALUE GUIDELINES (URBAN PROPERTIES)**

**(Rule-7)**

**FORM-I**

- A. Name of the Revenue District :-

D. Effective Date of Revision
- B. Name of the Registration District:-

E. District code:-
- C. Name of the SRO:-

F. SRO Code:-

Sl.No	Habita- tion	Local body name	Grade of local body	Ward	Block	Localit Road/ Street	Value Per Sq. Yd	Compo site value per sq.ft	Remarks
1	2	3	4	5	6	7	8	9	10

Notes:- Classification. 01- Residential: 02-Commercial:  
03-Government Land: 04-Assigned Land: 05-Notified Slum:  
06-Industrial: 07-House Sites, 08; Composite value.

**Guidelines:-**

- 1) All habitations of a local body without omission shall have at least one entry against residential rate for house sites.
- 2) All columns **but for 10** are to be filled without leaving blank.
- 3) Grade of local body shall be Minor Panchayat/Major Panchayat/Panchayats under urban agglomeration/ Municipality or Notified Area/ Muncipal Corporation/GHMC/ Cantonment.
- 4) Only Municipal Corporation/Muncipal/Panchayat Wards and Blocks shall be mentioned.
- 5) Mention zero (0) for ward or block whichever is not applicable for that Habitation.
- 6) The columns 5, 6 are to be digits 0-9 only
- 7) Mention 'ALL' in the column (7) if entire block is having the same unit rate irrespective of locality/road/street.
- 8) Locality names recognized by local body only shall be Mentioned against column (7)
- 9) The localities identified as 01, 02, 05 and 06 Classification in urban properties specified in the above note shall be noted in the column No.7

- 10) The column No.9 Composite value is provided for mentioning the Sq.ft.rate applicable for Apartments/Flats/Portion of a Multistoried Building or part of Such Structure in that locality.

**MARKET VALUE GUIDE LINES (URBAN PROPERTIES)**  
(Rule-7)

FORM – II

- A. Name of the Revenue District:-

D. Effective Date of Revision
- B. Name of the Registration District:-

E. District Code:-
- C. Name of the S.R.O.

F. SRO Code

Sl.No.	Habitation	Ward	Block	Door No.	Bi-Number	Unit Rate Per Sq.Yd.	Composite Value per Sq.Ft.	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

**Guidelines:-**

- The Door Numbers identified as Commercial or having higher value than the common value in the locality of same classification mentioned in the Form-I, shall be mentioned in this form.
- Only Municipal Corporation/Municipal/Panchayat Wards and Blocks shall be mentioned.
- Mention zero (0) for ward or block whichever is not applicable for that habitation.
- The columns 3, 4, 5 are to be numbers only.
- The column No.8 Composite value is provided for mentioning the Sq.ft. Rate applicable for Apartments/Flats/Portion of Multistoried Building or part of Such Structure in that locality.

**Market Value Guidelines (Rural Properties)**

(Rule-7)

FORM – III (Habitation and Classification Wise value)

- A. Name of the Revenue District:-

D. Effective Date of Revision
- B. Name of the Registration District:-

E. District Code:-
- C. Name of the S.R.O:-

F. SRO Code:-

Sl.No.	Revenue Village	Habitation	Local body Name	Grade of local body	Classification	Value per acre	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

**Notes:-** Classification : 01.Dry Land, 02. Wet Land 03. Garden 04. Agriculture Land fit for house sites 05. Land abutting NH/SH/ZPP Road/Mandal Road, 06 Government Land, 07. Assigned land, 08. House sites

**Guidelines :-**

- 1) Mention “ALL” in Column (3) if unit rate is same for all Habitations of revenue village.
- 2) Mention the name of the Local Body of the Habitation entered in column 3.
- 3) Grade of local body shall be Minor Panchayat/Major Panchayat/ Panchayats under Urban Agglomeration/ Municipality or Notified Area/Municipal Corporation.
- 4) If unit rate is same for the above classifications enter “ALL” in column 6 with a single rate.
- 5) In Column (7) enter Acre rate.

**Market Value Guidelines (Rural Properties)**

(Rule – 7)

FORM – IV (Survey Number and Classification wise Value)

- A. Name of the Revenue District:-
- D. Effective Date of Revision:-
- B. Name of the Registration District:-
- E. District Code:-

C. Name of the S.R.O.

F. SRO Code

Sl.No.	Revenue Village	Local Body name	Grade of local body	Survey No.	Sub-Division No.	Classification	Value per acre	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

**Guidelines:-**

1. Only digits 0-9 are allowed in column (5) Each survey number shall have separate entry
2. Digits 0-9, alphabets and special character '/' are only allowed for column (6) Sub-Division No.

3. Enter 'ALL' in column 6 if Value is same for all sub-divisions of the Survey Numbers.
4. Grade of local body shall be Minor Panchayat/Major Panchayat/ Panchayats under Urban agglomeration/ Municipality or Notified Area/ Municipal Corporation.
5. The Survey Nos. identified with classification as 04, 05, and 08 of the note of Form-III shall be incorporated in this form.
6. The Survey Nos. identified with classification 01, 02 and 03 but having higher value than the common rate for these classification shall also be incorporated in this form.
7. Survey Nos. identified as Government lands and Assigned Lands are to be entered in prohibited property watch register (PWR)

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**M.SAHOO**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner, Printing, Stationery and Stores Purchase, (Printing Wing)  
Department, A.P., Hyderabad. (He is requested to publish the  
notification in the extraordinary Gazette and furnish (200) copies  
to the Commissioner and (50) copies to the Government).  
The Commissioner and Inspector General of Registration and Stamps,  
A.P., Hyderabad.  
Copy to:  
All District Collectors.  
The Accountant General A.P., Hyderabad.  
The P.S. to Prl.Secy. to C.M.  
The P.S. to M(Endts.S&R)  
The Law (E) Dept.  
Sf/Sc.

Forwarded:: By order

SECTION OFFICER